

CALIFORNIA CIVIL CODE

SECTION 2079(a)

It is the duty of a real estate broker or salesperson, licensed under Division 4 (commencing with Section 10000) of the Business and Professions Code, to a prospective purchaser of residential real property comprising one to four dwelling units, or a manufactured home as defined in Section 18007 of the Health and Safety Code, to conduct a reasonably competent and diligent visual inspection of the property offered for sale and to disclose to that prospective purchaser all facts materially affecting the value or desirability of the property that an investigation would reveal, if that broker has a written contract with the seller to find or obtain a buyer or is a broker who acts in cooperation with that broker to find and obtain a buyer.

Simplified:

It is the duty of a real estate broker or salesperson (agent) that has a written contract with the Seller, to conduct a reasonably competent and diligent visual inspection and to disclose to the prospective purchaser all facts materially affecting the value or desirability of the property